

## **ZONING ADMINISTRATOR HEARING AGENDA**

**CITY OF NEWPORT BEACH  
COUNCIL CHAMBERS – 3300 NEWPORT BOULEVARD  
Thursday, January 28, 2010  
Regular Meeting – 3:30 p.m.**

**Jim Campbell  
Zoning Administrator**

### **NOTICE TO THE PUBLIC**

#### **HEARING ITEMS**

##### **Continued from hearing date 12/17/09 and 01/07/10**

##### **ITEM NO. 1.**

Modification Permit No. MD2009-026 (PA2009-145)  
1729 Port Abbey Place

Council District 7

##### **SUMMARY:**

A modification permit to allow an exterior fireplace and barbeque to encroach into the side yard setback, and to allow an accessory building to encroach into the rear yard setback. The property is located in the PC-3 (Harbor View Hills Planned Community) District.

##### **RECOMMENDED ACTION:**

- 1) Conduct public hearing; and
- 2) Deny Modification Permit No. MD2009-026 (PA2009-145) subject to the recommended findings.

##### **CEQA**

##### **COMPLIANCE:**

The project is exempt from environmental review pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures) of the Implementing guidelines of the California Environmental Quality Act.

##### **ITEM NO. 2.**

Modification Permit No. MD2008-029 (PA2008-081)  
1529 West Balboa Boulevard

Council District 1

##### **SUMMARY:**

A modification permit to allow a room addition to a nonconforming structure, with no net increase in the number of habitable rooms. The property is located in the R-2 (Two-Family Residential) District.

##### **RECOMMENDED ACTION:**

- 1) Conduct public hearing; and
- 2) Approve Modification Permit No. MD2008-029 (PA2008-081) subject to the recommended findings and conditions.

##### **CEQA**

##### **COMPLIANCE:**

The project is exempt from environmental review pursuant to Section 15301, Class 1 (Existing Facilities) of the Implementing guidelines of the California Environmental Quality Act.

**APPEAL PERIOD:** The Zoning Administrator's decision does not become effective until 14 days after the date of action during which time an appeal may be filed with the Planning Commission.

If in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing.

Any writings or documents provided to the Zoning Administrator regarding any item on this agenda will be made available for public inspection in the office of the Planning Department located at 3300 Newport Boulevard during normal business hours.

It is the intention of the City of Newport Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, the City of Newport Beach will attempt to accommodate you in every reasonable manner. Please contact the Planning Department at least 48 hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible.